**Agenda – Executive Policy Committee – April 20, 2022**

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 2022**

**Item No. 6 Rezoning – 900 McLeod Avenue**
**(Elmwood-East Kildonan Ward)**
**File DAZ 214/2021 [c/r DAV 233416/2021D]**

STANDING COMMITTEE RECOMMENDATION:

On April 5, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 214/2021 by rezoning the subject land to an "C2" Commercial Community District, as shown on the map dated March 3, 2022, and included in Schedule "A" and the Proposed By-law attached as Appendix "B," subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Walkways
            c. Accessory parking areas
            d. Driveways and private approaches
            e. Garbage enclosures
            f. In-ground garbage and recycling containers
            g. Fencing
            h. Landscaping
            i. Free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 2022**

STANDING COMMITTEE RECOMMENDATION (continued):

ii. The following principal uses shall be conditional uses:

- a. Assisted living facility
- c. Social service facility
- d. Gallery/museum
- f. Hostel
- g. Hotel or motel
- h. Animal hospital or veterinary clinic
- j. Medical/dental/optical/counselling clinic

iii. The following principal uses, and categories of principal uses, shall be not-permitted:

- a. College or university
- c. Hospital
- e. Amusement enterprise, indoor,
- g. Private club, not licensed
- i. Amusement enterprise, outdoor
- j. Craft brewery, distillery or winery
- k. Drinking establishment
- l. Call centre
- m. Body modification establishment
- n. Cheque-cashing facility
- p. Auction room
- q. Landscape or garden supplies
- r. Supermarket
- s. Pawn shop
- t. X-rated store
- u. Billboard, Digital Static Copy
- v. Billboard, Poster
- w. Private Motor Vehicle Related
- x. Bus depot
- y. Industrial Uses

iv. The maximum building height shall be 35 feet.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 2022**

STANDING COMMITTEE RECOMMENDATION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at next available Council meeting.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 2022**

STANDING COMMITTEE RECOMMENDATION (continued):

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

9. That Caveat 1097258 be discharged.

10. That the variance order under File DAV 21-233416D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 214/2021.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 2022**

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 5, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 22, 2022, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Delete Recommendations 1.A.ii.b., e., and i.
- Delete Recommendations 1.A.iii.b., d., f., h., and o.

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

## PUBLIC HEARING SUMMARY

**File:** DAZ 214/ 2021

**Before:** East Kildonan-Transcona Community Committee
Councillor Nason, Chairperson
Councillor Browaty
Councillor Schreyer

**Public Hearing:** March 22, 2022
Council Building, 510 Main Street

**Applicant:** Sitar & White Architectural and Engineering Ltd. (Reid Sitar)

**Subject:**




**Premises Affected:** 900 McLeod Avenue

**For submission to:** The Standing Policy Committee on Property and Development, Heritage and Downtown Development

**Prepared by:** Tamara Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

**Report date:** March 22, 2022

**Community Committee Recommendation:**

On March 22, 2022, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 214/2021 by rezoning the subject land to an "C2" Commercial Community District, as shown on the map dated March 3, 2022, and included in Schedule "A" and the Proposed By-law attached as Appendix "B," subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Walkways
            c. Accessory parking areas
            d. Driveways and private approaches
            e. Garbage enclosures
            f. In-ground garbage and recycling containers
            g. Fencing
            h. Landscaping
            i. Free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. The following principal uses shall be conditional uses:

a. Assisted living facility
~~***b. Community/recreation centre***~~
c. Social service facility
d. Gallery/museum
~~***e. Hall rental***~~
f. Hostel
g. Hotel or motel
h. Animal hospital or veterinary clinic
~~***i. Office***~~
j. Medical/dental/optical/counselling clinic

iii. The following principal uses, and categories of principal uses, shall be not-permitted:

a. College or university
~~***b. Commercial school***~~
c. Hospital
~~***d. Cultural centre***~~
e. Amusement enterprise, indoor,
~~***f. Auditorium / concert hall / theatre / cinema***~~
g. Private club, not licensed
~~***h. Studio, radio / TV / motion picture broadcast and production***~~
i. Amusement enterprise, outdoor
j. Craft brewery, distillery or winery
k. Drinking establishment
l. Call centre
m. Body modification establishment
n. Cheque-cashing facility
~~***o. Funeral chapel or mortuary***~~
p. Auction room
q. Landscape or garden supplies
r. Supermarket
s. Pawn shop
t. X-rated store
u. Billboard, Digital Static Copy
v. Billboard, Poster
w. Private Motor Vehicle Related
x. Bus depot
y. Industrial Uses

iv. The maximum building height shall be 35 feet.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at next available Council meeting.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

9. That Caveat 1097258 be discharged.

10. That the variance order under File DAV 21-233416D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 214/2021.

***Note: The wording in bold and italics denotes amendments made by the Community Committee.***

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This is done in good will with the community and has been for decades, literally approaching generations here. Judging from the history of tangible goodwill not just with the community but literally the neighbours to the south. Also, given their letters of support working with the neighbourhood to make this work and with these recommendations in terms on how to best optimize the variance. I think this is fair and good.

| | |
|---|---|
| **Objections under the Charter:** | Total number of **v**alid objections as per section 125(2) – 0<br><br>In accordance with section 236.1(1), the threshold for sufficient objection has not been met. |
| Exhibits Filed: | 1. Application dated January 7, 2022<br>2. Notification of Public Hearing dated February 14, 2022<br>3. Manitoba Status of Title 2741454/1<br>4. Letter of authorization dated December 22, 2021, from Kanwarjit Rakhra, Guru Nanak Darbar Inc. to Reid Sitar<br>5. Caveats 1097258/1, 2335052/1<br>6. Plans (6 pages)<br>7. Report from the Urban Planning Division dated March 9, 2022<br>8. Inspection Report<br>9. Recording of Representations<br>10. Documentation dated December 22, 2021, in support of the application submitted by the Applicant at the public hearing |

REPRESENTATIONS:

In Support:

Amarjit Panchhi
Kanwarjit Rakhra
Reid Sitar

In Opposition:

Nil

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 214/ 2021

# ADMINISTRATIVE REPORT

**Title:** DAZ 214/2021 – 900 McLeod Avenue

**Issue**: Rezoning Application to Accommodate a Proposed Place of Worship Expansion

**Critical Path:** East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council *as per the Development Procedures By-law* and *The City of Winnipeg Charter.*

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| G. Doney, RPP, MCIP | n/a | n/a | |

## RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 214/2021 by rezoning the subject land to an "C2" Commercial Community District, as shown on the map dated March 3, 2022, and included in Schedule "A" and the Proposed By-law attached as Appendix "B," subject to the following conditions:

   A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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         a) Buildings;
         b) Walkways;
         c) Accessory parking areas;
         d) Driveways and private approaches;
         e) Garbage enclosures;
         f) In-ground garbage and recycling containers;
         g) Fencing;
         h) Landscaping; and
         i) Free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii) The following principal uses shall be conditional uses:
   a) Assisted living facility,
   b) Community/recreation centre,
   c) Social service facility,
   d) Gallery/museum,
   e) Hall rental,
   f) Hostel,
   g) Hotel or motel,
   h) Animal hospital or veterinary clinic,
   i) Office,
   j) Medical/dental/optical/counselling clinic.

iii) The following principal uses, and categories of principal uses, shall be not-permitted:
   a) College or university,
   b) Commercial school,
   c) Hospital,
   d) Cultural centre,
   e) Amusement enterprise, indoor,
   f) Auditorium / concert hall / theatre / cinema,
   g) Private club, not licensed,
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   i) Amusement enterprise, outdoor,
   j) Craft brewery, distillery or winery,
   k) Drinking establishment,
   l) Call centre,
   m) Body modification establishment,
   n) Cheque-cashing facility,
   o) Funeral chapel or mortuary,
   p) Auction room,
   q) Landscape or garden supplies,
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   s) Pawn shop,
   t) X-rated store,
   u) Billboard, Digital Static Copy,
   v) Billboard, Poster,
   w) Private Motor Vehicle Related,
   x) Bus depot, and
   y) Industrial Uses.

iv) The maximum building height shall be 35 feet.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

C. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City’s Director of Planning, Property and Development.

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6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

9. That Caveat 1097258 be discharged.

10. That the variance order under File DAV 21-233416D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 214/2021.

## REASONS FOR REPORT

This report is required because a rezoning application is subject to a public hearing.

## IMPLICATIONS OF THE RECOMMENDATIONS

The proposal can proceed if the recommendations of the Urban Planning and Design Division are concurred in.

## HISTORY

The east half of the subject site was rezoned to “C2” Commercial District under File DAZ 285/1986. At that time the west half of the site was zoned “R1” Single-Family, had the address of 894 McLeod Avenue and contained a single-family dwelling.

On December 23, 2020, a permit was issued to allowed the single-family dwelling to be demolished. The demolition and removal have been completed.

On October 13, 2021, the Director of Planning, Property and Development approved an application (File DAV 21-208286C) to vary the “R1-M” Residential Single-Family (Medium) requirements, to permit an accessory parking area to be 3.5 feet from the northern site limit.

## CONSULTATION

Land Development Branch

## OURWINNIPEG POLICY ALIGNMENT

The Key Direction that applies to the Recent Communities policy area is in the Areas of Stability sections of *OurWinnipeg* and *Complete Communities*. It states: “Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.”

If the proposed rezoning is approved subject to the recommended zoning agreement it would align with this Key Direction and with *Ourwinnipeg* in general.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The *Winnipeg Climate Action Plan* states the following:

> *Strategic opportunity #4 – facilitate compact, complete development and increase density;* and
>
> *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

The proposed rezoning aligns with the Climate Action Plan because the rezoning would facilitate a development that would increase density and be next to three public transit routes.

## POVERTY REDUCTION STRATEGY

Not applicable.

## SUBMITTED BY

| | |
|---|---|
| Department: | Planning, Property and Development |
| Division: | Urban Planning and Design |
| Prepared by: | Glen Doney |
| Date: | March 9, 2022 |
| File No. | DAZ 214/2021 |

Appendices and Schedules

- **Appendix "A," Planning Discussion**
- **Appendix "B," Draft By-law**
- **Schedule "A," of File DAZ 214/2021, East Kildonan – Transcona Community Committee, dated March 3, 2022**

APPENDIX "A," PLANNING DISCUSSION

**DATE:** March 9, 2022

**FILE:** **DAZ 214/2021**

**RELATED FILE:** DAV 21-233416D

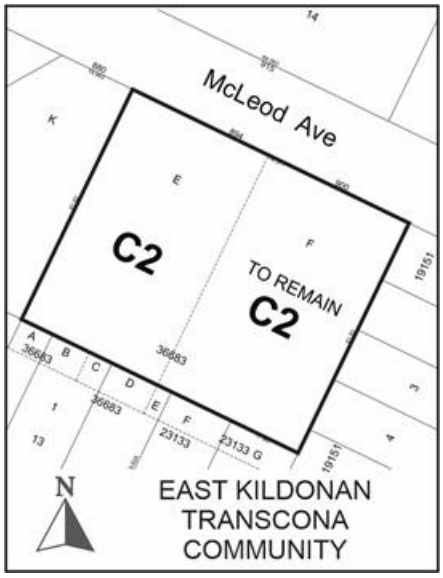
**COMMUNITY:** East Kildonan – Transcona

**NEIGHBOURHOOD #:** 422 (Valley Gardens)

**SUBJECT:** Proposed Rezoning and Place-of-Worship Expansion

**LOCATION:** 900 McLeod Avenue

**LEGAL DESCRIPTION:** Parcels "E" and "F" Plan 36683 WLTO




**APPLICANT:** Sitar & White, Architecture / Engineering (Reid Sitar)
Unit 3, 1948 Main St.
Winnipeg, MB

**OWNERS** Guru Nanak Darbar Inc.

**RECOMMENDATION:** Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- Is 110 feet west of London Street, on the south side of McLeod Avenue;
- Is in the Valley Gardens Neighbourhood and the Elmwood East-Kildonan Ward;
- Is 49,453 square feet;

- Contains a 5,048 square foot, one-storey, place-of-worship, which is more than 20 feet from the southern site limit, and an accessory parking area,
- Contains no trees or shrubs,
- Is encompassed by opaque fences along the southern and eastern limits, a chain link fence and an ornamental fence along the western limit and an ornamental fence along the northern limit,
- Is partly zoned “C2” Commercial Community and partly zoned “R1-M” Residential Single-Family (Medium) (as shown on Figure 2);
- Is in a Recent Communities policy area of *OurWinnipeg* and *Complete Communities*; and
- Is subject to a zoning agreement
  - That is registered as a caveat on the property, as per DAZ 285/1986,
  - That only applies to the portion of the site zoned “C2,”
  - That prohibits certain uses,
  - That limits buildings to one storey and
  - That requires any proposed development to be developed in accordance with plans approved by the Director of Planning, Property and Development and the East Kildonan Transcona Community Committee.

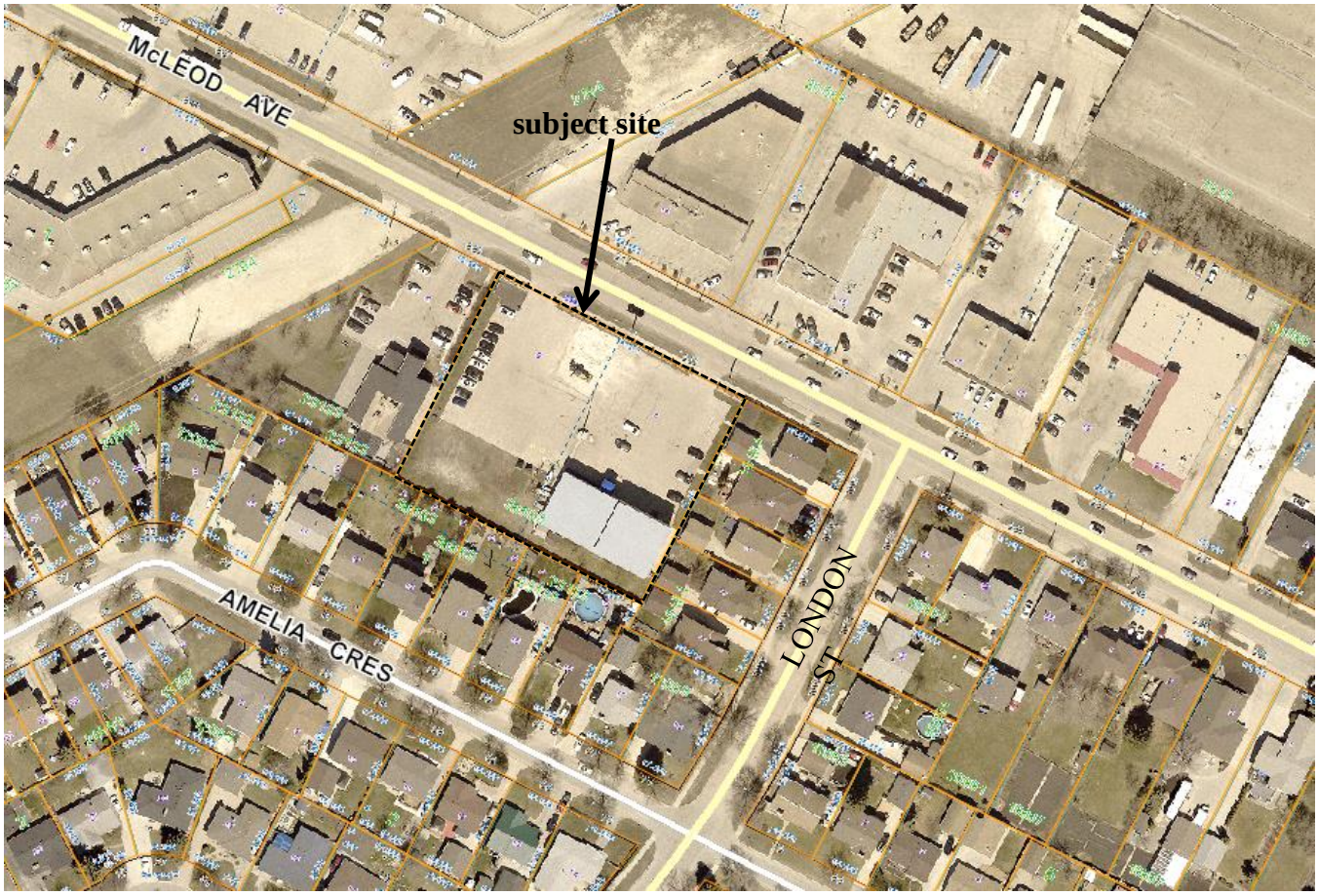



***Figure 1: 2021 Aerial Photography and Assessment Parcels*** **North↑**

## SURROUNDING LAND USE AND ZONING

Developments near the site are shown on Figure 1 and existing zoning districts are shown on Figure 2.

**North**: McLeod Avenue then commercial uses zoned “C2” Commercial Community.

**South**: Single-family dwellings zoned “R1-M” Residential Single-Family (Medium).

**East**: Single-family dwellings zoned “R1-M” Residential Single-Family (Medium).

**West**: A commercial use zoned “C2.”

Also of note are:

- McLeod Avenue is a collector road and three public transit routes are on McLeod Avenue in front of the site; and
- A Manitoba Hydro corridor is 62 feet west of the site.




***Figure 2: Existing Zoning*** **North↑**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal includes:

- Constructing a 9,056 square foot one-storey addition to the existing place of worship, which would be five feet from the southern site limit and two feet from the western site limit;
- Reconstructing the parking area into 74 parking spaces and a walkway from McLeod to the parking aisle closest to the proposed addition; and
- Planting trees and shrubs on the site:
  - South of the existing building,
  - Along the eastern site limit,
  - Along the western site limit and north of the proposed addition,
  - In the parking area,
  - Along the northern site limit and
  - In front of the existing building and the proposed addition.

The proposed addition would have a shed roof. The addition would be approximately 21.5' in height along its southern edge and 27 feet along its northern edge. These heights are consistent with a portion of the existing building.

The proponents also intend on providing people going to the subject site with a parking area containing 50 parking spaces, to be located in the Manitoba Hydro corridor that is west of 880 McLeod. (Manitoba Hydro has given permission for this facility to be established and used accordingly.)

In order to accommodate the proposed development, the application that is the subject of this report and a variance application have to be approved.

The variance application pertaining to the subject site is DAV 21-233416D. This application is needed because:

- The proposed addition would be five feet from the southern site limit instead of 25 feet;
- The accessory parking area would be 5.25 feet from the northern site limit instead of 10 feet; and
- 74 parking spaces would be provided on the site instead of the required number (which was 165 parking spaces but later reduced to 93 due to additional information provided by the applicant).

The administrative report on DAV 21-233416D has been submitted. It recommends approval as modified.

COLLABORATIVE PLANNING

The Urban Planning and Design Division recommended to the proponent to increase the rear (south) yard setback of the proposed addition to at least 20 feet and to show that this area would be well landscaped. However, the applicant chose to proceed with the current plan.

## ANALYSIS AND ISSUES

### OURWINNIPEG AND COMPLETE COMMUNIITIES

*OurWinnipeg* is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction that applies to the Recent Communities policy area is in the Areas of Stability sections of *OurWinnipeg* and *Complete Communities*. It states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*"

The following policies, under Direction 1 of Section 04 (Areas of Stability) of *Complete Communities*, also apply to the Recent Communities policy area:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- *Encourage intensification to occur at centres and along corridors.*

As previously stated, the proposed one-storey addition would be approximately 21.5 feet in height along its southern edge and five feet from the rear yards of single-family dwellings that are abutting this portion of the site.

Therefore, the proposed development would only comply with the aforementioned Key Direction and policies if the proposed addition is setback from the southern site limit by at least 20 feet and several trees are established in this setback area. These modifications are addressed in the report on the associated variance application – DAV 21-233416D.

The proposed rezoning to "C2" Commercial Community would comply with the aforementioned Key Direction and policies if the existing zoning agreement (which only applies to half the site) is replaced by the recommended zoning agreement which would:

- Require plan approval,
- Limit building height to 35 feet, which is the height limit in the "R1" Districts, and
- Change some of the permitted principal uses to conditional uses and some of the permitted or conditional principal uses to not-permitted, because
    - Conditional uses can be approved subject to additional conditions to ensure their compatibility with the area in which the site is located, and
    - Non-permitted uses are uses that should not be abutting residential uses because they are generally not compatibly with residential uses.

**REASONS FOR THE RECOMMENDATIONS**

The Urban Planning and Design Division is recommending approval subject to standard conditions of approval and subject to the existing zoning agreement being replaced by a new zoning agreement that applies to the entire site because the recommended zoning agreement would ensure that the rezoning to “C2” Commercial Community would comply with *OurWinnipeg* and *Complete Communities.*

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared by: Glen Doney
PPD File #: DAZ 214/2021

**SCHEDULE "A" OF FILE DAZ 214/2021, East Kildonan – Transcona Community Committee, dated March 3, 2022**

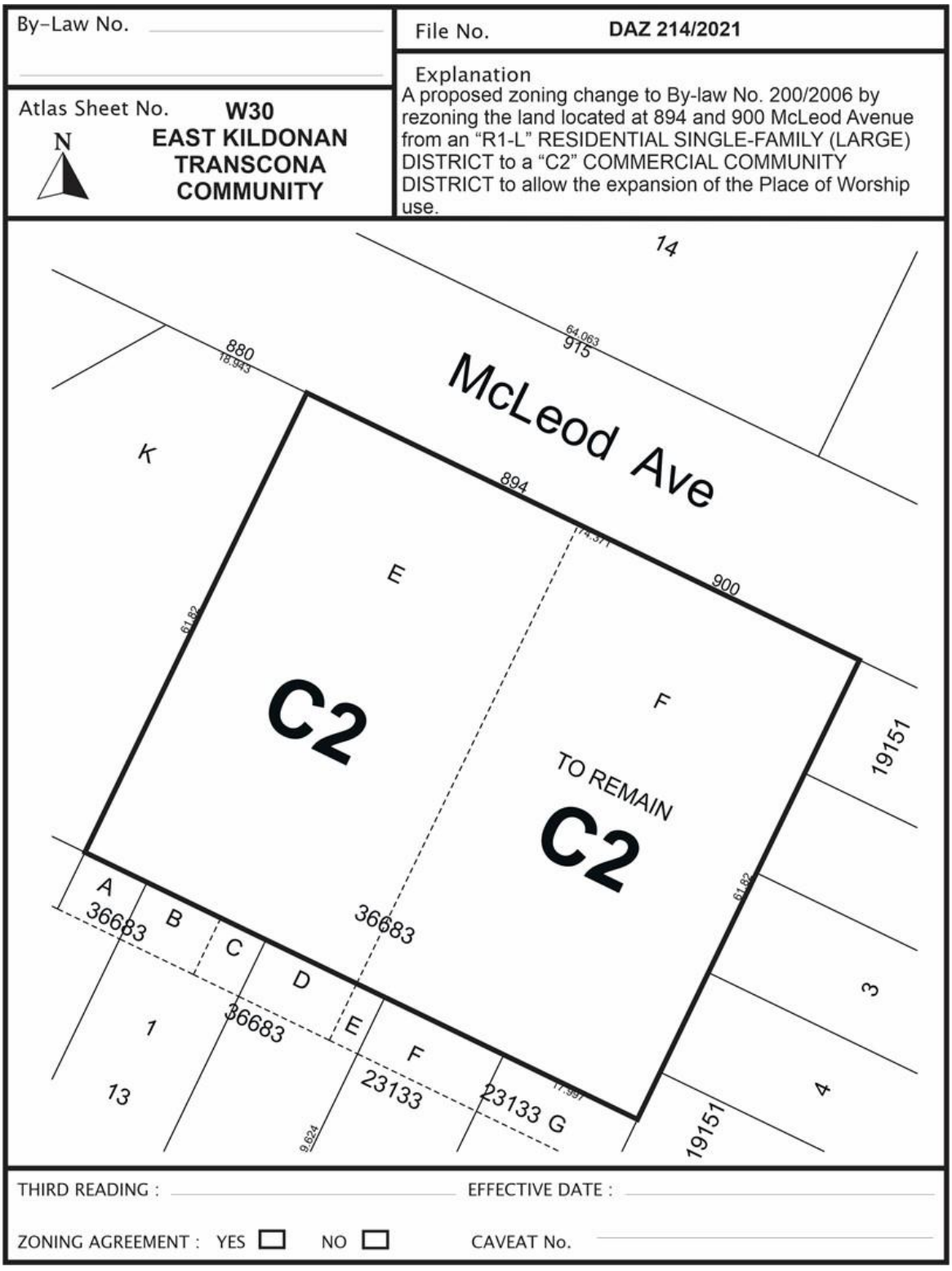
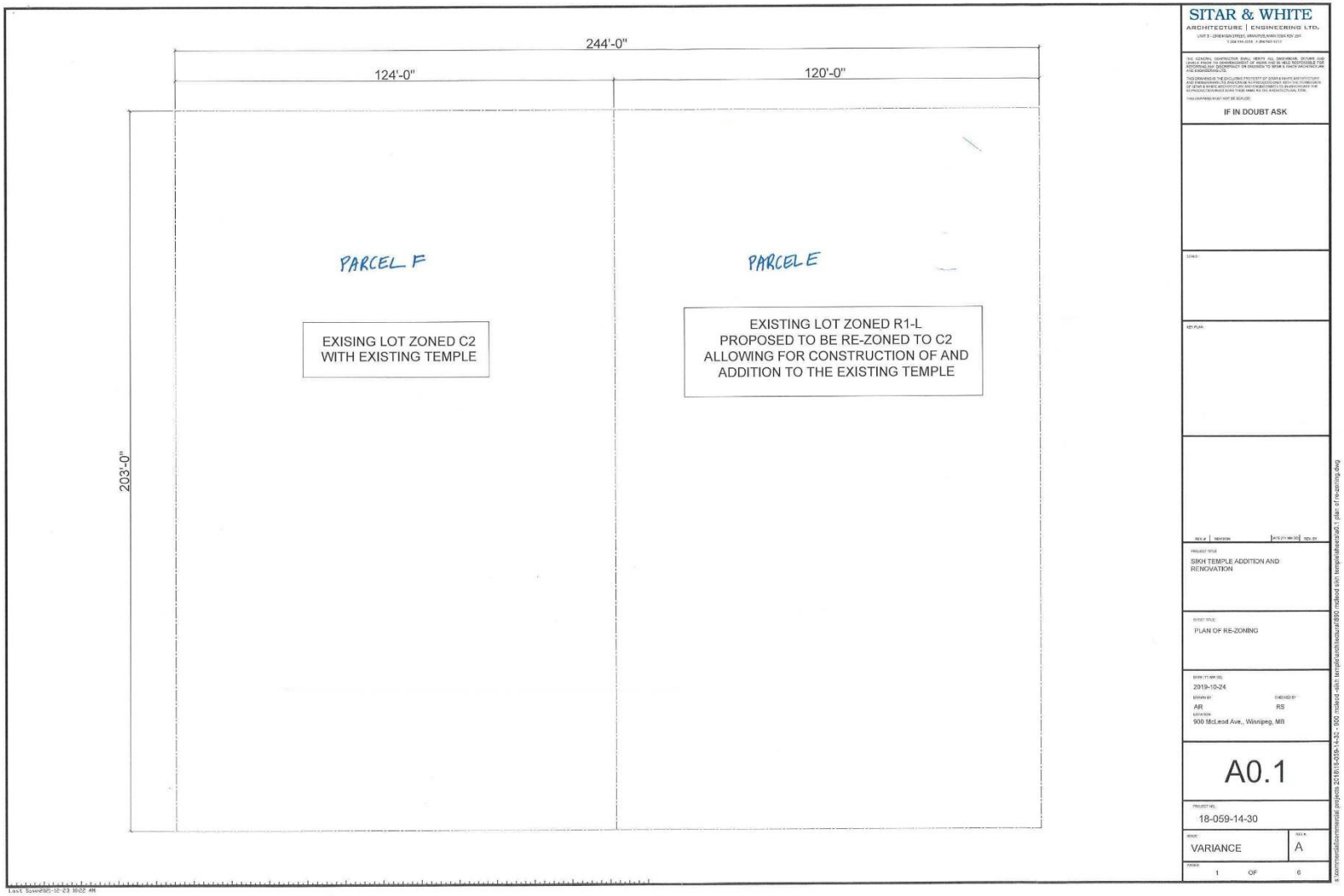
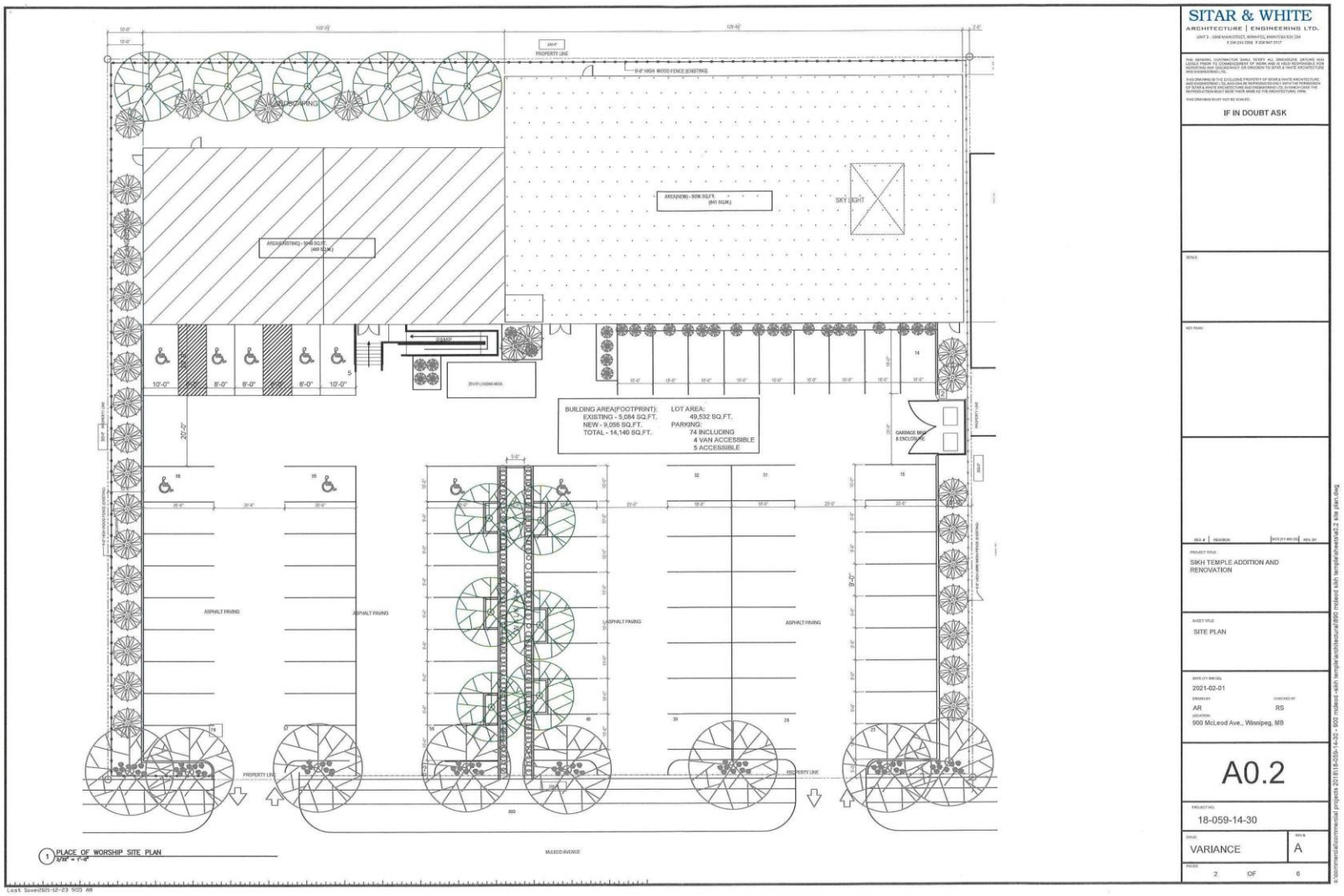
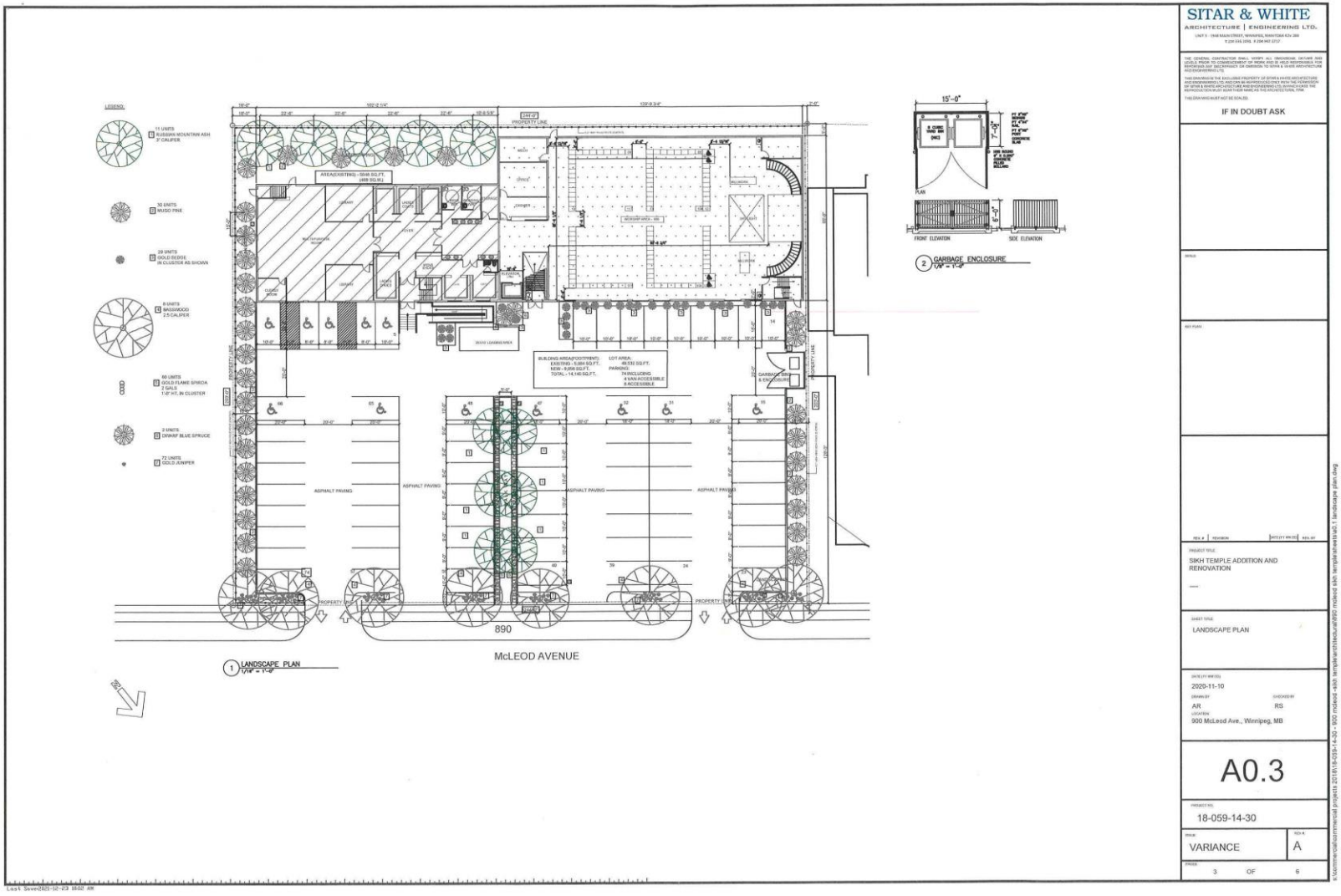


Exhibit “6” referred to in File DAZ 214/ 2021




SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.
IF IN DOUBT ASK
BUILDING AREA(FOOTPRINT):
EXISTING - 5,084 SQ.FT.
NEW - 9,056 SQ.FT.
TOTAL - 14,140 SQ.FT.
LOT AREA:
49,532 SQ.FT.
PARKING:
74 INCLUDING
4 VAN ACCESSIBLE
5 ACCESSIBLE
SKY LIGHT
ASPHALT PAVING
PROPERTY LINE
McLEOD AVENUE
SIKH TEMPLE ADDITION AND RENOVATION
SITE PLAN
2021-02-01
AR
RS
900 McLeod Ave., Winnipeg, MB
A0.2
18-059-14-30
VARIANCE
A
2 OF 6
PLACE OF WORSHIP SITE PLAN

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ARCHITECTURE | ENGINEERING LTD.

IF IN DOUBT ASK

SIKH TEMPLE ADDITION AND RENOVATION

LANDSCAPE PLAN

2020-11-10

AR | RS

900 McLeod Ave., Winnipeg, MB

A0.3

18-059-14-30

VARIANCE | A

3 OF 6

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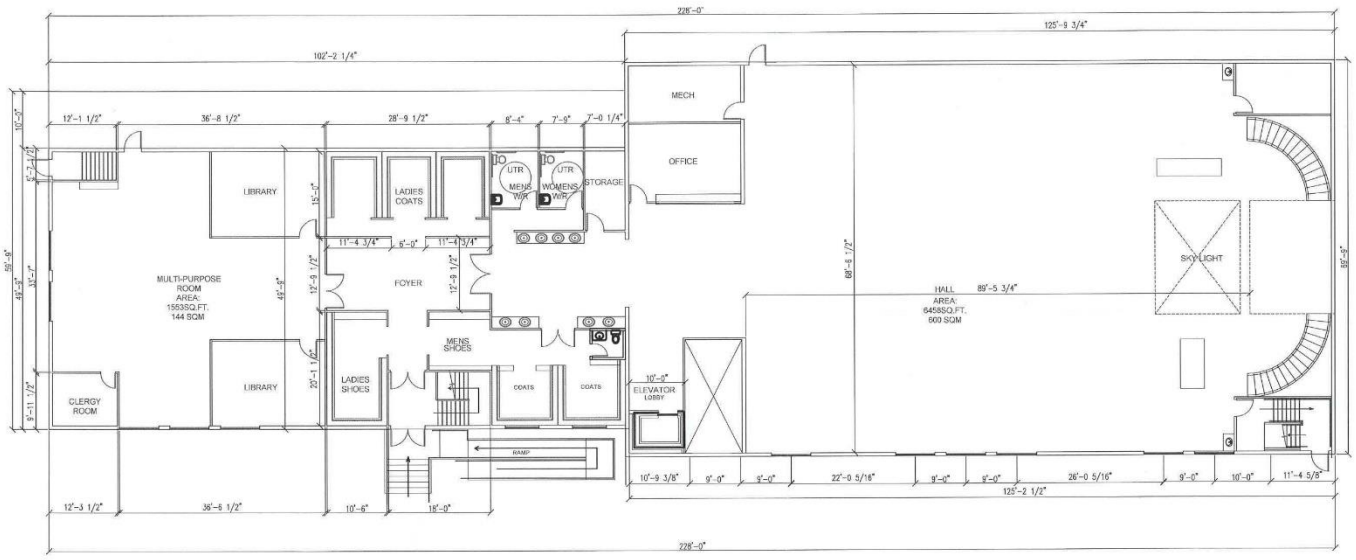
I:\Commercial\commercial projects 2018\18-059-14-30 - 900 mcleod -sikh temple\architectural\900 mcleod sikh temple\sheets\a0.1 landscape plan.dwg




SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.

IF IN DOUBT ASK

PROJECT TITLE
SIKH TEMPLE ADDITION AND RENOVATION

SHEET TITLE
PROPOSED MAIN FLOOR PLAN

DATE
2021-12-23

DRAWN BY: AR
CHECKED BY: RS

LOCATION
900 McLeod Ave., Winnipeg, MB

A0.4

PROJECT NO.
18-059-14-30

ISSUE: VARIANCE
REV #: A

SHEET 4 OF 6

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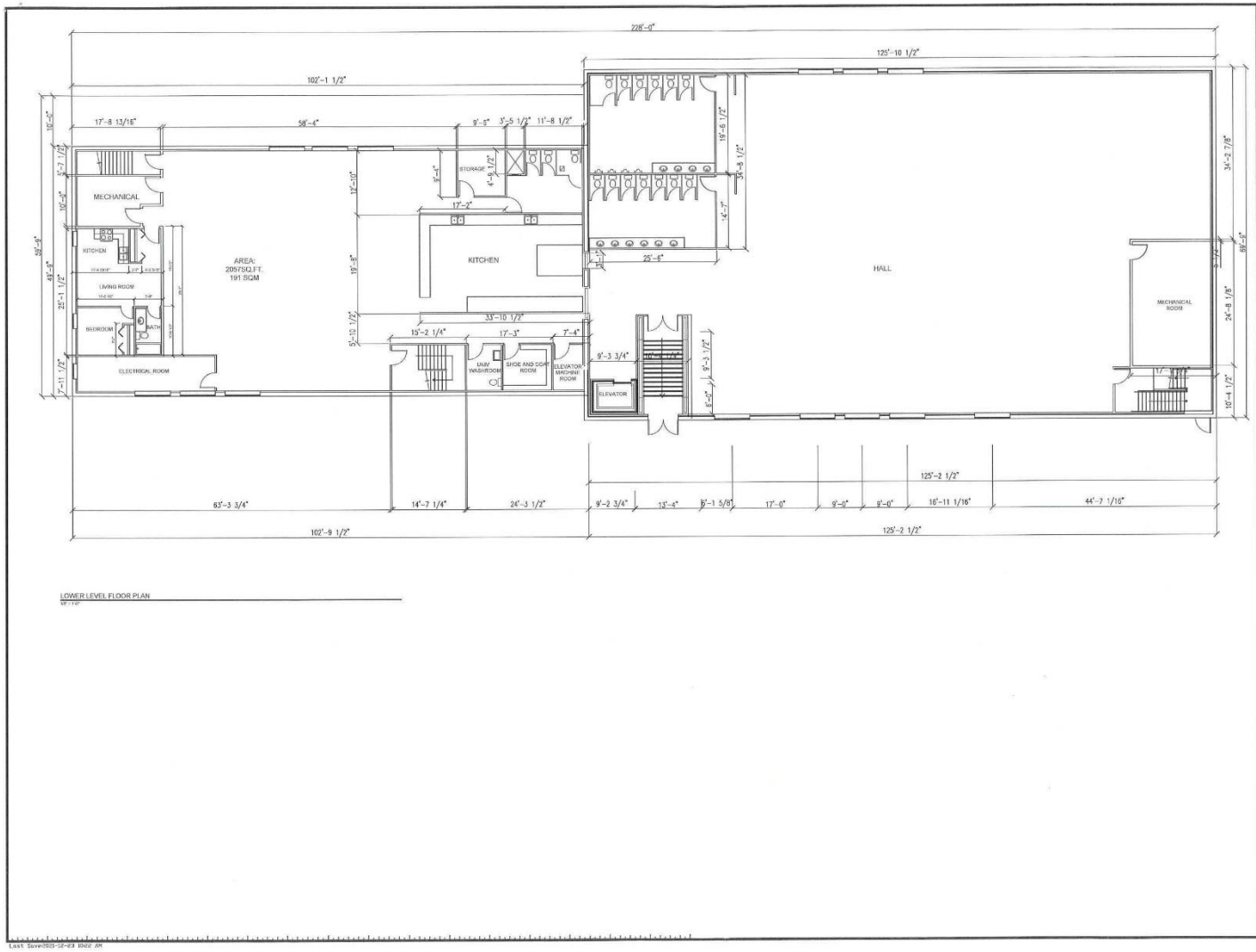


LOWER LEVEL FLOOR PLAN

SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.

IF IN DOUBT ASK

SIKH TEMPLE ADDITION AND RENOVATION

PROPOSED LOWER LEVEL FLOOR PLAN

2021-12-23

AR

RS

900 McLeod Ave., Winnipeg, MB

A0.5

18-059-14-30

VARIANCE

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5 OF 6

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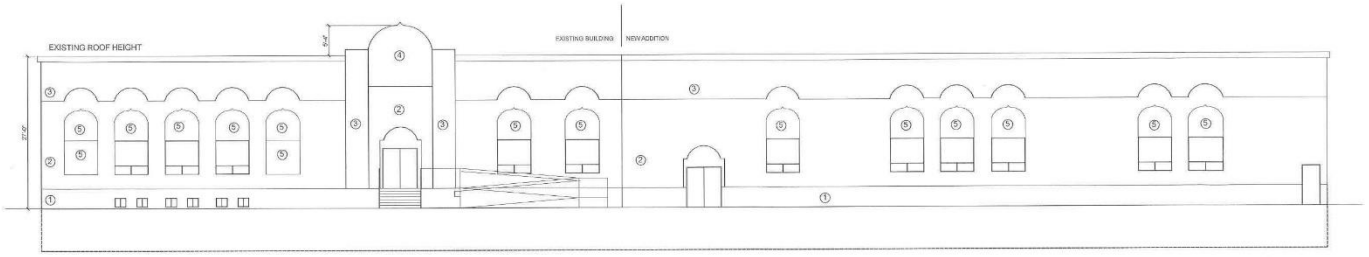
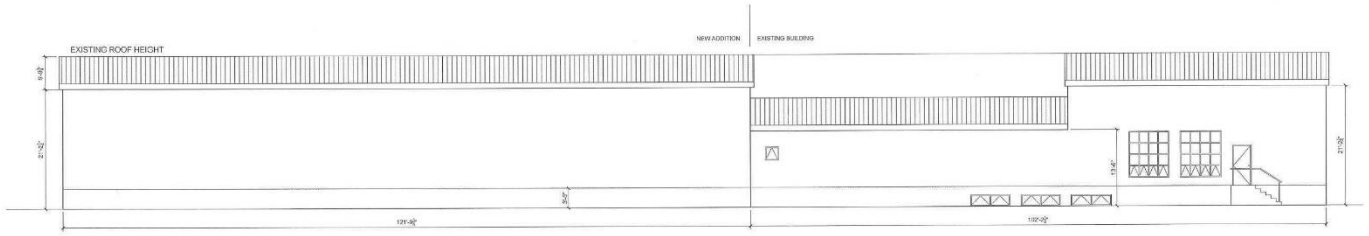



1 FRONT ELEVATION
1/8" = 1'-0"




2 REAR ELEVATION
1/8" = 1'-0"



3 EXISTING FENCE ALONG McLEOD AVENUE
1/8"

EXISTING FENCE ALONG McLEOD AVENUE

6'-0" HEIGHT CONCRETE BRICK CLAD COLUMNS WITH DECORATIVE IRON FENCE IN BETWEEN.

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SIKH TEMPLE ADDITION AND RENOVATION

ELEVATIONS

2020-11-10

AR

RS

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18-059-14-30

VARIANCE

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5 OF 6

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